This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1097671 DEEDWARR
02/05/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240205-0007726

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $365,000

Affiant Signature

Subscribed and sworn to before me on this the 2nd Day of Feb, 2024

Notary Public

My Commission expires 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NAME AND ADDRESS OF PROPERTY OWNER:
Saida Ahmed
2541 Forest View Drive
Antioch TN 37013

SEND TAX BILLS TO:
~~Saida Ahmed~~ New Owner

MAP AND PARCEL NUMBER: Tax ID #: 15009004800

WARRANTY DEED
24NT00031

Effective the 2nd Day of Feb. 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kyaw Htay and Lu Pa, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Saida Ahmed**, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Forest View Park, Section 1, as of record in Book 3700, Pages 109 and 110 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kyaw Htay and Lu Pa, husband and wife from Ryan D. Falgout and wife, Kelley M. Falgout, by Warranty Deed dated 05/08/2018 and recorded 05/09/2018 in Instrument No. 20180509-0044374, Register's Office of said County.

This is an improved property commonly known as: 2541 Forest View Dr, Antioch, TN 37013-1333

Witness our hands this the 2 day of February 2024

Austin Kyaw FKA Kyaw Htay

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Austin Kyaw FKA Kyaw Htay,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 2 day of February 2024.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sophia Lupa FKA Lu Pa

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sophia Lupa FKA Lu Pa,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 2 day of February 2024.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/2/24 (date of document).

Affiant Signature

2/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

